

MINUTES
HOUSING AND COMMUNITY DEVELOPMENT COMMISSION (HCDC)
Special Meeting – November 3, 2009
Fresno City Hall, Council Chambers - 2nd Floor
2600 Fresno Street
Fresno, California 93721

A. CALL TO ORDER

With a quorum being present, the meeting was called to order by Chair Cox at 5:04 p.m.

Commissioners

Present:	Rogenia Cox, CHAIR Armando Rodriguez, VICE-CHAIR Jeffrey Harrington, Commissioner Louise Bauer Davoli, Commissioner Jas Singh, Commissioner Izzy Einsidler, Commissioner	Absent: Sandy Cha, Commissioner
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Staff

Present:	Claudia Cázares, Manager Housing and Community Development Erica Castaneda, Acting Recording Secretary	Absent: Keith Bergthold, Assistant Director Planning and Development Department
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B. COMMUNICATIONS

None

C. APPROVAL OF MINUTES

None

D. GENERAL ADMINISTRATION

1. RECOMMEND APPROVAL OF A DEVELOPMENT AGREEMENT ("AGREEMENT") BETWEEN THE REDVELOPMENT AGENCY OF THE CITY OF FRESNO ("AGENCY") AND PARC GROVE COMMONS PHASE II, A CALIFORNIA LIMITED PARTNERSHIP ("DEVELOPER") TO PROVIDE \$500,000 IN LOW AND MODERATE INCOME FUNDS FOR THE DEVELOPMENT OF A 215-UNIT MULTI-FAMILY HOUSING PROJECT LOCATED NEAR THE SOUTHEAST CORNER OF CLINTON AVENUE AND FRESNO STREET IN CENTRAL FRESNO

John Raymond, Redevelopment Agency provided the report to Commissioners. Mr. Raymond corrected a typo on the subject title of the staff report to read Clinton Avenue and Fresno Street. The developer is the Housing Authority of the City of Fresno with the owner Parc Grove Commons II, LP, comprised of the Housing Authority as Administrative General Partner and Silvercrest Inc. a non-profit, as managing General Partner. Mr. Raymond provided background information on the project. Commissioner Davoli requested clarification regarding tax credits. The Agency will receive 55 year restrictions on 16 units. In addition to the Agency contribution, the project will receive tax credit equity. Chair Cox inquired about the 55 year restrictions. Mr. Raymond explained that the Declaration of Restriction is recorded and requires the owner of the property to make the units affordable at the determined income levels for low, very low and extremely low income units. Lowell Ens, Housing Authority of the City of Fresno assisted in answering commissioner's questions. Mr. Ens explained that in order to receive a tax exemption, a valid non-profit entity must be a partner in the project. Commissioner Davoli requested a brief presentation be given to Commissioners on Housing Tax Credits.

Motion: Motion was made to recommend approval of item D1 by Vice-Chair Rodriguez
Second: Commissioner Davoli seconded the motion.
Ayes: Cox, Rodriguez, Harrington, Davoli, Singh, Einsidler
Noes: None
Abstain: None

2. RECOMMEND APPROVAL OF A FY 2008-2009 ANNUAL ACTION PLAN AMENDMENT TO INCORPORATE FRESNO URBAN NEIGHBORHOOD DEVELOPMENT CORPORATION (FUND) INC. AS A SUBRECIPIENT AND AWARD THE AGENCY A GRANT OF \$225,000 OF COMMUNITY DEVELOPMENT BLOCK GRANT RECOVERY ACT (CDBG-R) FUNDS TO CARRY OUT REHABILITATION ACTIVITIES IN THE LOWELL COMMUNITY

Claudia Cázares, Housing and Community Development Division provided the report to Commissioners. Ms. Cázares provided background information on the project. The City approved specific activities to be funded with CDBG Recovery Act funds through an amendment to the FY 2008-2009 Annual Action Plan. One of the activities provided \$497,300 in CDBG-R funds for the City to administer a housing rehabilitation program in the Lowell community. The recommended action will allow the City to provide \$225,000 under contract to FUND, Inc. The balance of the funds will be administered in the same manner as the City's currently operating low-income owner occupied housing rehabilitation program. The rehabilitation program will be targeted towards owner occupied households in the area, and provide interior and exterior repairs to the home. Eligible applicants will be provided a grant up to \$25,000 per unit. Ms. Cázares informed commissioners of changes made to the draft contract; FUND will receive an advance for project material, program deadline will be December 31, 2010 and the program is exempt under CEQA. Commissioner Davoli inquired about an evaluation to determine which program will be most effective. Ms. Cázares explained that FUND will be monitored on a weekly basis and both programs will be reviewed to determine which program is most effective. Chair Rodriguez inquired about the process to determine who will receive grant funds. Ms. Cázares explained that waiting lists will be established for both programs. Ms. Cázares informed and encouraged Commissioners to attend Mayor Swearingin's neighborhood meeting on November 16.

Motion: Motion was made to recommend approval of item D2 by Commissioner Einsidler

Second: Vice-Chair Rodriguez seconded the motion.

Ayes: Cox, Rodriguez, Harrington, Davoli, Singh, Einsidler

Noes: None

Abstain: None

E. INFORMATIONAL REPORTS

None

F. COMMISSIONERS' ITEMS

None

G. UNSCHEDULED ORAL COMMUNICATIONS

None

H. ADJOURNMENT

Next Regularly Scheduled Commission Meeting: **November 12, 2009.**

There being no further business to bring before the Housing and Community Development Commission, the meeting adjourned at 5:33 p.m.

Attest: Rogenia Cox, Chair

Attest: Claudia Cázares, Manager
Housing and Community Development